

CABINET MEMBERS REPORT TO COUNCIL

25th April 2022

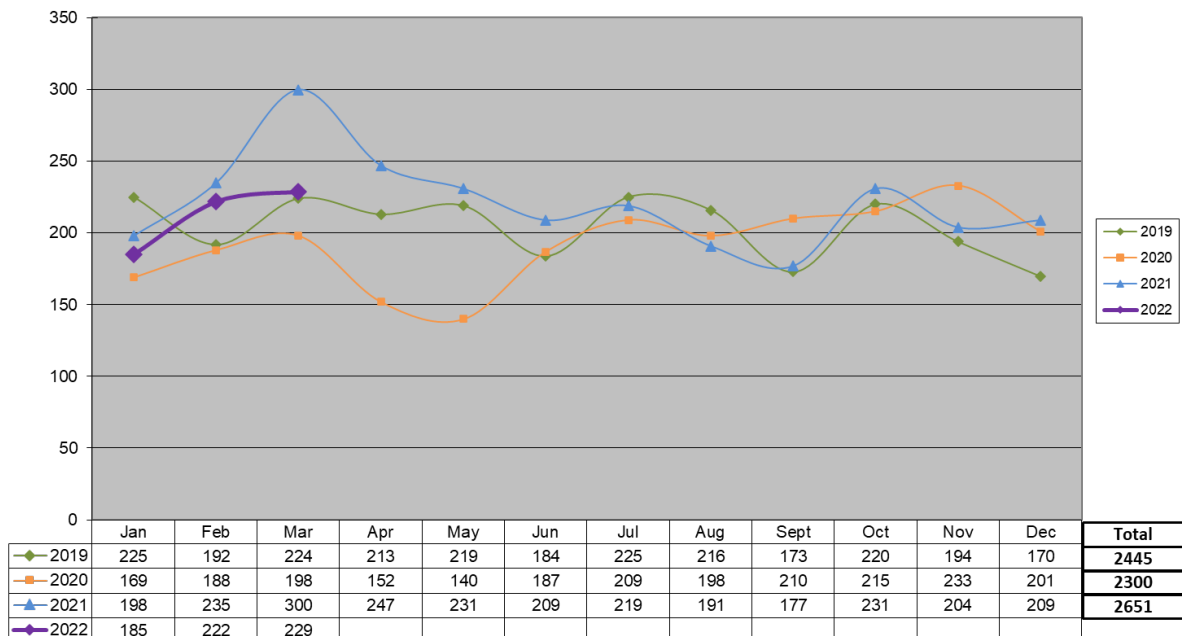
COUNCILLOR RICHARD BLUNT - CABINET MEMBER FOR DEVELOPMENT & REGENERATION

For the period from 10th February 2022 – 8th April 2022

1 Progress on Portfolio Matters.

Planning and Discharge of Conditions applications received

Planning and discharge of condition applications received



Applications received continues to be high and we still have vacant posts to fill. Temporary arrangements have been put in place with agency staff to help with the high caseloads including a Principal Planner for North Team. Vacant posts have been advertised and I will provide an update on how successful we have been with recruiting in my next report. We are aware there is a shortage of qualified planners nationally.

Major and Minor dwelling applications received comparison

Householder applications received continues to be higher than previous years.

	1/3/19 – 28/2/20	1/3/20 – 28/2/21	1/3/21 – 28/2/22
No. of Major dwelling applications rec'd	27	25	21

No. of Minor dwelling applications rec'd	427	327	312
No. of Householder applications rec'd	647	781	899

*Minor dwelling applications = up to 10 units

Major dwelling applications = over 10 units

2021/22 performance for determining planning applications 1/3/21 – 28/2/22

	National target	Performance
Major	60%	93.2%
Non – Major	70%	89.5%

Appeal Performance – decisions made by The Planning Inspectorate 1/3/21 – 28/2/22

	Dismissed	Allowed
Planning appeals	33	10
	77%	23%
Enforcement appeals	6	1
	86%	14%

The higher the number of appeals allowed, the more The Planning Inspectorate is going against the council's decisions, so a low figure of appeals allowed (upheld) is clearly preferable. For context the national average for planning appeals allowed annually has been around 34%.

Revenue income 2021/22

Income has exceeded projected for the financial year 2021/22.

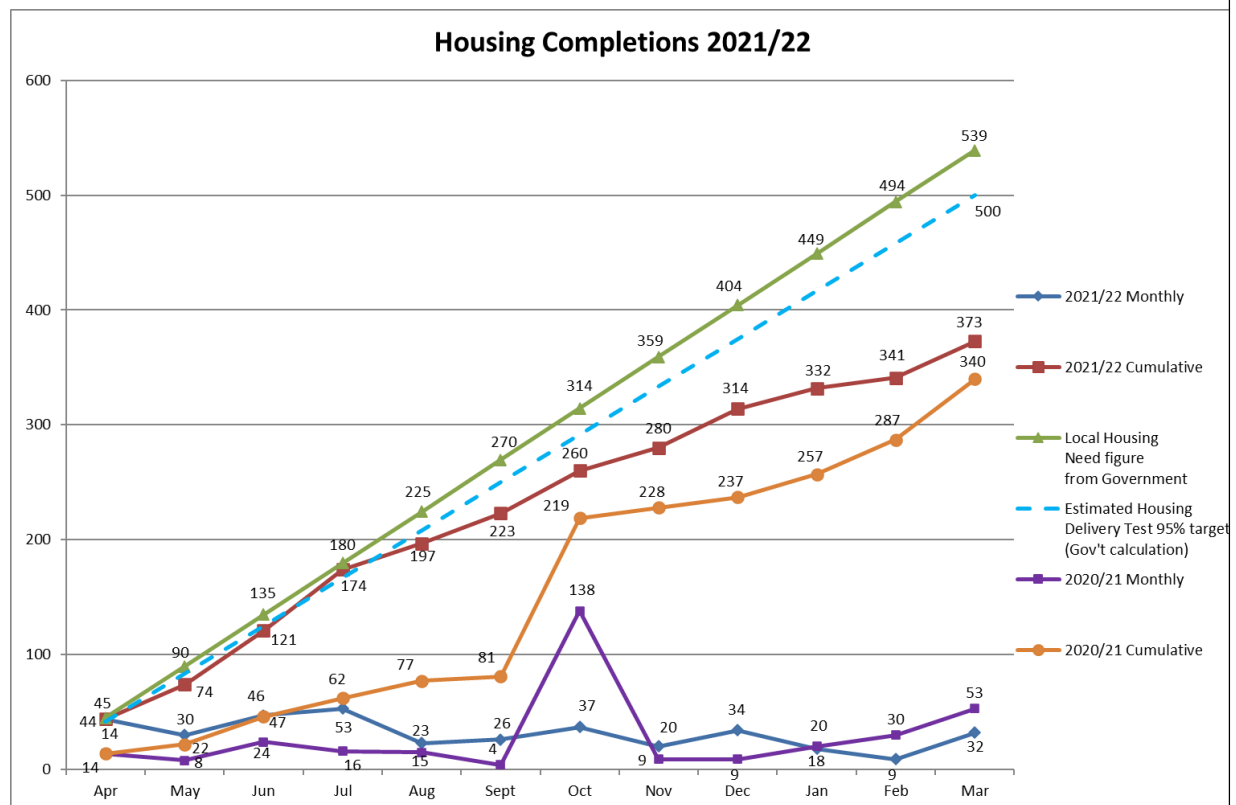
Projected	Actual	Variance with projected
April 21 – March 22	April 21 – March 22	
£1,270,000	£1,628,337	+£358,337

Medworth Update

The Planning Inspectorate is required to notify all Host Authorities that the application for the MVV EfW CHP Facility has been submitted and gives 14 days for the Host Authorities to comment on whether they consider the community consultation undertaken is adequate. To date, no such notification has been received. However, once received, the Council will make a thorough assessment of the statement of community consultation which will be presented to and considered by Planning Committee and final comments will be submitted to the Planning Inspectorate within the 14 day period.

Housing Completions

Housing completions are 33 higher than the previous year but still below projected, 32 in March 2022.



Local Plan

The Local Plan has taken another step closer as the draft document has been submitted to the Planning Inspectorate for review.

Submission of the Local Plan to the Planning Inspectorate is a significant milestone in the process. The Inspectorate will undertake independent 'examination in public', which will take place over the remainder of the year.

The Local Plan is a key document for the borough as it allocates land for development and sets out a range of policies for delivering sustainable development up to 2036.

The Planning Inspectorate will examine the plan against four criteria:

1. Is it 'positively prepared'? Does it seek to meet the area's objectively-assessed needs; and is it informed by agreements with other authorities, so that any unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development?
2. Is it 'justified'? Is it an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence?
3. Is it 'effective'? Is it deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground?

4. Is it 'consistent with national policy'? Does it enable the delivery of sustainable development in accordance with the policies in the framework?

Neighbourhood Plans

We have been working with representatives of the Town and Parish Councils/ Neighbourhood Planning Groups to finalise the documents in readiness to present to referendum. The intended timetable for the provisional referendum date is as follows:

- 5th April 2022 – Publication of decision statements, informing of the Borough Council's formal intention to take the two Neighbourhood Plans to referendum
- End April/ early May 2022 – Publication of referendum information pack and published documentation
- May 2022 – Publication of referendum material
- 16th June 2022 – Provisional date for referenda
- June/ July 2022 – Hunstanton and Heacham Neighbourhood Plans to be "made" (adopted) by the Borough Council.

Major Projects

- Nora 4
 - Delays due to supply issue. First units completed Mar 2022. 94 Units to be completed this financial year (2022 /23). 6 properties reserved, 20 properties with early bird interest (50-70% of early birds expected to progress to reservations).
- Parkway
 - Planning approval received at March Committee and Decision Notice received 29th March 2022 Expected SoS July 2022, early works to address pre-commencement planning conditions started.
- Salters Road
 - Groundworks nearing completion. Contract negotiations with Freebridge near completion. Commencement of main works – April/May 2022.
- Lynnsport1 – in planning, awaiting committee date.
 - Target committee date May 2022. Works to commence Summer/ Autumn 2022 subject to planning / viability review.
- Hunstanton Southend Road
 - Enabling works complete. Target mobilisation of April / May 2022. Awaiting contract execution by Lovell.
- Hunstanton Bus Station
 - Review ongoing to overcome fire safety design issues, which has impacted on viability. Other pre-commencing works on hold until review complete (Target Feb 2022).
 - Revised scheme planning application target Aug 2022
 - Commencement of construction activities 2023
 - Enabling works to relocate bus station / stops ongoing.
- Waveny Road
 - Pre-app April 2022

- NORA 5
 - Initial Design, Open Market Housing & Specialist Extra Care housing being considered.
 - Initial site investigations and due diligence ongoing.
 - Local Housing Market analysis to inform design ongoing

- Heacham Toilets
 - Refurbishment works commenced w/c 4/4/22
 - Target opening prior to Jubilee weekend

Town Deal Board Update

BUSINESS CASE	BUSINESS CASE SUBMISSION DATE (including full independent assurance and approval)	PROGRESS UPDATE
PROJECT 1 Youth & Retraining Pledge	14/01/22	<ul style="list-style-type: none"> • Preparation for delivery phase underway. • Recruitment underway, interviews w/c 04/04 • Staff premises secured • Funding agreement agreed • Project Partners SLAs
PROJECT 2 Public Realm	14/01/22	<ul style="list-style-type: none"> • Public engagement completed • Procurement underway • Arts Council application for art trail pending • Finger post installation underway • Rail Station Street Furniture procurement complete • Revised design & build procurement approach agreed for Pop up kiosks
PROJECT 3 Multi User Community Hub	30/06/22	<ul style="list-style-type: none"> • Exclusivity agreement completed for preferred site acquisition process underway • Detailed initial feasibility completed inc updated costs • Consultation complete • Project Board established • RIBA Stage 1 design commissioned • Extension to business case submission date required • Revised Funding package to be signed off.
PROJECT 4 Town Centre Repurposing	31/08/22	<ul style="list-style-type: none"> • Site visits, building options, valuations and assessment of potential uses ongoing • Project Board recommendations approved for consideration by TDB on 08.04.22
PROJECT 5 Riverfront Regeneration	31/08/22	<ul style="list-style-type: none"> • Discussions and due diligence continue with interested parties for Somemfeld & Thomas site • Regular project group meetings held • Working party session held on 01.04.2022 to consider Customs House/Purfleet.
PROJECT 6 Active & Clean Connectivity	31/08/22	<ul style="list-style-type: none"> • Active Travel Hub Draft RIBA stage 2 complete. Scope review underway to be in line with available budget • Package of schemes from LCWIP to support Parkway develop have been identified and appraised and sent to Mott MacDonald to feed into the business case work. • WSP preferred scheme developed for the gyratory, detailed assessment and costing underway. • Project Board reviewed concept scheme proposals on 17/02/22. R&D Panel 12/4/22 • Comms Delivery Plan being prepared. Consultation & engagement April 2022.
PROJECT 7 St George's Guildhall and Creative Hub	30/06/22	<ul style="list-style-type: none"> • Vision manifesto, Business Planning & Activity Plan complete. • NLHF stage 1 application due in May 22. • Site wide RIBA Stage 1 report complete & updated costs under review • Cabinet report for CIO and overall scheme proposal due 11 April 22. • Communications Plan launched • Positive discussions with existing site occupiers. • Business case prep underway • Recruitment of Senior Project Manager

This is the latest progress update for Town Deal Business cases as of 1st April 2022

Meetings Attended (including Teams Zoom and YouTube)

Portfolio Meetings, Development and Regeneration

Planning Committee

Planning Committee Sifting

Regeneration and Development Panel

Cabinet

Cabinet Siting

Cabinet Briefings

Full Council

Various Meetings with Officers

Town Fund Project Board

Norfolk Strategic Planning Forum

QEH Briefing

Joint Panel Meeting

West Norfolk Transport and Infrastructure Steering Group